

Phase I Property Assessment Report

**Metro Health Clement Center
2466 East 79th Street
Cleveland, Ohio 44104**

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PANDEY

ENVIRONMENTAL, LLC

TABLE OF CONTENTS

1.0	INTRODUCTION.....	3
1.1	DEFINITION	3
1.2	PURPOSE.....	4
1.3	SCOPE OF SERVICES.....	4
2.1	HISTORICAL AND CURRENT USES OF THE PROPERTY	8
2.2	ENVIRONMENTAL RECORDS REVIEW	12
2.3	FREEDOM OF INFORMATION ACT (FOIA) REQUESTS	23
2.4	PREVIOUS ENVIRONMENTAL STUDIES	26
3.0	SITE RECONNAISSANCE.....	28
3.1	INTERVIEWS.....	30
4.0	FINDINGS.....	32
4.1	RECOMMENDATIONS.....	33
4.2	LIMITATIONS.....	34
4.2.1	DATA GAPS.....	35
	SIGNATURE PAGE.....	36

APPENDIX A SITE PHOTOGRAPHS

APPENDIX B PROPERTY RECORDS

Property Tax Card

APPENDIX C

MAPS

Site Location Map
Wetland Map
USGS Topographical Maps
Aerial Photographs
Sanborn Fire Insurance Map

APPENDIX D

MISCELLANEOUS

City Directories
FOIA Requests & Responses
Previous Phase I ESA
Resume of Environmental Professionals

APPENDIX E

EDR ENVIRONMENTAL DATABASE REPORT

1.0 INTRODUCTION

PANDEY Environmental, LLC (PANDEY), performed a Phase I Environmental Site Assessment (ESA) following American Society for Testing and Materials (ASTM) standard E1527-05, which fulfills the requirements of 40 CFR Part 312 “All Appropriate Inquiries (AAI)”, for the property located at 2466 East 79th Street, Cleveland, Ohio 44104, presently known as the Metro Health Clement Center (hereafter referred to as the subject property). This assessment was performed for and on behalf of the City of Cleveland, Department of Economic Development.

1.1 DEFINITION

An environmental site assessment is a comprehensive approach to investigating site conditions and identifying existing and potential environmental issues. The assessment identifies the environmental condition of the subject property through background research, physical observation, interviews, and review of regulatory compliance. Every property does not warrant the same level of assessment. The appropriate level of inquiry undertaken by the environmental professional is guided by the type of property, judgment of the environmental professional, information developed during the assessment, and client requirements.

The purpose of this Phase I Environmental Site Assessment is to present opinions, pursuant to the process described in ASTM E1527-05, concerning recognized environmental conditions. The term “recognized environmental conditions” means the presence or likely presence of hazardous substances or petroleum products on a property under conditions that indicate an existing release, a past release, or a material threat of a release of hazardous substances or petroleum products into structures on the property or into the ground, groundwater, or surface water of the property. The term includes hazardous substances or petroleum products even under conditions in compliance with applicable laws. The term is not meant to include “de minimis” conditions that generally do not present a material risk of harm to public health or the environment and that

generally would not be the subject of an enforcement action if brought to the attention of appropriate government agencies. Conditions determined to be “de minimis” are not recognized environmental conditions. These conditions are discussed at the appropriate locations within this report, but are not included in the report findings as recognized environmental conditions.

1.2 PURPOSE

As previously mentioned, this Phase I ESA was performed following ASTM E1527-05 standards. This report is not intended to wholly eliminate uncertainty regarding the potential for recognized environmental conditions at the property. It is instead intended to provide a duly diligent inquiry that reduces uncertainty regarding the potential for recognized environmental conditions at the subject property.

1.3 SCOPE OF SERVICES

This Phase I Environmental Site Assessment was performed in general conformance with ASTM standards for a Phase I Environmental Site Assessment and included the following specific activities within the scope of services:

- Conducted a visual reconnaissance of the subject property and cursory observation of adjoining parcels to visually ascertain the risk or likelihood of environmental contamination of the site soils or groundwater. The reconnaissance also included visual observations and inquiries with site personnel to evaluate whether Underground Storage Tanks (USTs), Aboveground Storage Tanks (ASTs) and transformers containing Polychlorinated Biphenyls (PCBs) exist or existed on the subject property.
- Conducted a review of available geologic and hydrogeologic information for the subject property and its immediate vicinity.

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- Conducted a site history review which included reviewing the current and historical USGS Topographical maps, historical aerial photographs, reasonably ascertainable property tax information from the County Auditor's office, available Sanborn Fire Insurance Maps, and performing interviews with facility personnel.
 - Conducted a review of reasonably ascertainable local, state, and federal databases for sites of known and suspected environmental contamination. This included a review of databases associated with registered USTs, Leaking Underground Storage Tanks (LUST) sites, Resource Conservation and Recovery Information System (RCRIS), National Priority Lists (NPL) sites, Comprehensive Environmental Response Compensation and Liability System (CERCLIS) sites, No Further Remedial Action Plan (NFRAP) sites, Solid Waste Facilities, Emergency Response Notification System (ERNS) sites, and Ohio Spills sites.
 - Prepared this summary Phase I report documenting our assessment, our assessment findings, an evaluation of the risk for environmental contamination and identification of recognized environmental concerns (RECs), if any at the subject property. Recommendations regarding further action at the subject property, if any, may also be included.

The following services are excluded from the scope of services performed for this Phase I ESA:

- Sampling and analysis of environmental media including soil, water, groundwater, waste materials, or biological pollutants
- Indoor testing for radon gas or testing for indoor air quality
- Testing for lead-based paint or lead in drinking water
- Sampling and testing of asbestos containing materials, although a cursory visual examination of building materials for the presence of asbestos may be conducted during site reconnaissance by the environmental professional and reported in this report as an ASTM non-scope consideration finding
- Chain of Title for property

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- Sampling or testing of building materials
 - Measurement of quantities of waste, if any, at the subject property
 - Compliance audit of former or existing businesses at the subject property
 - Inspection or sampling of mold.
 - Survey of property for presence of jurisdictional wetlands
 - Check for oil/gas well records or mineral rights records
 - Industrial hygiene or health and safety audit at the property

2.0 PROPERTY RECORDS

Information in this section is based on visual reconnaissance of the subject property, (detailed in Section 3.0 of this report) and investigation of appropriate property records for the subject property. The table below summarizes the property information gathered. Detailed explanations of the data listed in this table can be found in other sections of this report and/or the corresponding appendices.

General Site Information

Site Description				
Site Name		Metro Health Clement Center		
Owner		Board of County Commissioners Office		
Site Location/Address		2466 East 79 th Street, Cleveland, Cuyahoga County, OH 44104		
Tax Parcel No's		124-09-021, 124-09-022, 124-09-023, 124-09-024, 124-09-025		
Land Area		Approx. 6.6 acres		
Land Area Description				
No. of Buildings	1	Year Constructed	Approx. Square Footage	Number of Floors
		1970s	50,000	1
Other Site Improvements		Asphalt Paving		
Zoning		Commercial		
Site Topographic Relief		Little/No topographical relief		
Site Utilities				
Water Supply		Municipal		
Sanitary		Municipal		
Storm		Municipal		
Heating		Natural Gas		

2.1 HISTORICAL AND CURRENT USES OF THE PROPERTY

Based upon interviews and a review of regulatory agency records, historical maps, aerial photographs, a previous report, and city directories, the subject property was developed for residential, commercial and industrial purposes in the 1800s. The subject was predominantly used for industrial purposes until the 1970s at which time the current structure was developed for use by the Metro Health Clement Center.

The following sources of information were used to establish the history of the subject property.

PANDEY reviewed the available USGS Topographic Maps for the Cleveland South quadrangle for the years 1903, 1904, 1953, 1963, 1970 (Photorevised 1963), 1979 (Photorevised 1963), 1984 (Photorevised 1963) and 1994 as provided by Environmental Data Resources (EDR). No structures are shown on the 1903 and 1904 maps. The 1953, 1963 and 1970 topographic maps show a large, shaded structure covering much of the subject property. The 1979 topographic map differs from the previous maps in that one structure is located on the eastern portion of the subject property. The 1984 topographic map differs from the 1979 map in that the subject property is improved with a second structure located on the western portion of the property. The topographic map from 1994 shows the subject property to be located in a highly developed urban area in which individual structures are not shown. The subject property has an average elevation of approximately 680 feet above mean sea level. Elevations do not vary significantly across the subject property lands. The nearest surface water feature, the Cuyahoga River, is located approximately 2.5 miles west of the subject property. Topographical maps can be found in Appendix C of this report.

PANDEY reviewed available aerial photographs for the years 1938, 1952, 1962, 1977, 1982, 1991, 2005 and 2006 for the subject property and surrounding area as provided by EDR. The subject property appeared to be developed for industrial purposes in the 1938, 1952 and 1962 photographs. A large structure or several interconnected buildings are situated on the western portion of the subject property. A parking lot is located on the

eastern portion of the subject property. It should be noted that the photographs shows buildings in locations which correspond to the residential and industrial uses shown on the Sanborn Fire Insurance Maps. The 1977 photograph differs from the previous photographs in that, the subject property is developed with the current improvements. The 1982 photograph is of poor resolution but it does not appear to be significantly different from the 1977 photograph. The 1991, 2005 and 2006 photographs show the current improvements at the subject property. It should be noted that in all the photographs, the area surrounding the subject property is shown as residential, commercial, and industrial development. Also, a railroad track is located adjacently west of the subject property. Copies of the available aerial photographs are included in Appendix C of this report.

PANDEY reviewed available Sanborn Fire Insurance Maps for the subject property and surrounding area as provided by EDR. These maps are generally available for industrial and heavily developed commercial areas and document any building structures present. In addition, they record underground and aboveground storage tank locations and a name or description of property tenants. Sanborn Fire Insurance Maps dated 1896, 1913, 1951, 1952, 1965, 1970 and 1973 were reviewed for the subject property and surrounding area. The 1896 map shows the subject property as developed with residential, commercial, and industrial structures. Specifically, the structures on the north, east and southeast portions of the subject property are labeled as dwellings. A laundry shop is shown among the dwellings on the east portion of the subject property. No other details concerning the shop could be determined from the map. The southwest portion of the subject property is developed with the National Malleable Castings Company and the Cleveland Foundry Company. Notations indicate that the National Malleable Casting Company portion of the subject property consisted of several warehouses, pattern shop, a large covered cistern, an oil tank building, and a hose house. The Cleveland Foundry Company portion consisted of coke oven, japan house and a flask storage area. Due to illegible text, the uses of several areas could not be determined.

The 1913 map differs from the 1896 map in that, the subject property appears to have been redeveloped. The laundry shop is no longer shown. While the eastern portion of the

subject property continues to be used for residential purposes, the National Malleable Castings Company has expanded to the north, causing the redevelopment of many of the former northern residential properties. In addition to the previously noted areas, a car shed, casting storage, iron yard, tennis courts, and exhibition room were depicted on the map in the area of the Malleable Castings Company. The Cleveland Foundry Company portion of the subject property also showed expansion on the 1913 map. A soldering dept, Japaning dept, ovens, paint dept, dining and kitchen area, drum dept, packing and tool room and a press dept are all shown on the map. Due to illegible text, the uses of several areas could not be determined.

The 1951 map differs from the 1913 map in that, only four residential structures remain on the eastern portion of the subject property as a result of the Perfection Stove Company's (formerly the Cleveland & Metal Products Company) eastern expansion. One of the remaining structures is labeled as an industrial clinic. The Perfection Stove Company also expanded westward, redeveloping the area of the subject property that was formerly occupied by the Cleveland Foundry Company. No significant changes were apparent; however, a large, cement covered cistern is now shown on the map. Notations also indicate that a trestle runs horizontally through the northern portion of the subject property.

The 1965 map differs from the previous maps in that, Firestone Tire & Rubber has taken over the portion of the subject property that was occupied by Perfection Stove Company. Much of the eastern portion of the subject property has been redeveloped as a parking lot. The 1970 map does not differ significantly from the 1965 map. The 1973 map differs from the previous maps in that, the portion of the subject property that was occupied by Firestone Tire & Rubber is now vacant.

It should be noted that all of the Sanborn maps show the area surrounding the subject property to be developed for mixed residential, commercial and industrial purposes. Several potential items of concern were noted. Specifically, the area east of the subject

property is developed with an auto service shop and the area located adjacently northwest is developed for industrial land use. Copies of the Sanborn maps are included in Appendix C of this report.

PANDEY reviewed available city directories for the subject property and surrounding area in approximately five year increments from 1930 through 2002 as provided by EDR. Directories that list an address for the subject property are: 1930 (vacant), 1935 (Pfeifer Frank), 1941 (Moskovitz Chase Restr), 1955 (Coleman Michael, Glenn Robt, Marshall Chase Beer), 1961 (Center Café, Jewett Wm, Ozekoski Tonie Mrs) and 1970 (vacant). The subject property address is not listed from 1972 to 2002. Copies of the city directories are included in Appendix D of this report.

Online property records, provided by the Cuyahoga County Auditor's office, identify the subject property as parcels 124-09-021, 124-09-022, 124-09-023, 124-09-024 and 124-09. The identified parcels are owned by the Board of County Commissioners. The available information indicated that the subject property was purchased by the Board of County Commissioners from New Frontier Enterprise, Inc. in 1976. Property records can be found in Appendix B of this report.

2.2 ENVIRONMENTAL RECORDS REVIEW

Based on topographical maps, groundwater is expected to flow generally west towards the Cuyahoga River, although variations could be expected locally and at varying depths.

Review of the National Wetland Inventory (NWI) Map, published by the United States Fish and Wildlife Service, indicated no wetland areas at the subject property or adjacent properties.

A search of available environmental public databases available in an electronic form was also conducted by PANDEY utilizing Environmental Data Resources, Inc. (EDR, Phone: 1-800-352-0050, www.edrnet.com) commercial database search. The results of this database search are presented in an EDR Radius Map Report in Appendix E of this report. This search met or exceeded the specific search requirements of ASTM Standard E1527-05. PANDEY reviewed the list of environmentally regulated sites that are within a 0.5-mile to 1-mile approximate search distance. Listed below are the names and number of facilities identified on federal and state databases within the indicated search areas.

Federal and State Databases

Database	Description	Radius (Miles)	Number of Sites
Federal			
NPL	The NPL is a subset of CERCLIS and identifies over 1,200 sites for priority cleanup under the Superfund program. These are generally uncontrolled or abandoned hazardous waste sites that pose a significant risk to human health and the environment.	1.0	0
Proposed NPL	Sites proposed as National Priority List Sites (NPL)	1.0	0
CERCLIS	The CERCLIS database contains potentially hazardous waste sites that have been reported to the USEPA pursuant to Section 103 of the Comprehensive Environmental Response, Compensation, and Liability Act (CERCLA)	0.5	0

CERC-NFRAP	No Further Remedial Action Planned (NFRAP) are sites which have been removed from CERCLIS	0.25	2
RCRA (CORRACTS)	This database identifies hazardous waste handlers with RCRA corrective action activity	1.0	3
RCRA TSD	The RCRA TSD database contains sites or facilities that reportedly treat, store, or dispose of hazardous waste	0.5	1
RCRIS (SQG)	This database includes facilities which generate less than 1,000 kilograms of hazardous waste per month	0.25	2
RCRIS (LQG)	This database includes facilities which generate greater than 1,000 kilograms of hazardous waste per month	0.25	1
RCRA (CESQG)	This database includes facilities which generate less than 100 kilograms of hazardous waste, or less than 1 kilogram of acutely hazardous waste per month.	0.25	0
RCRA (NonGen)	This database includes facilities which do not presently generate hazardous waste.	0.25	2
HMIRS	Hazardous Materials Incident Report System (HMIRS) contains hazardous material spill incidents reported to the Department of Transportation.	Site	0
US BROWNFIELDS	EPA's listing of brownfields properties addressed by Cooperative Agreement Recipients and Targeted Brownfields Assessments.	0.5	0
TRIS	The Toxic Chemical Release Inventory System (TRIS) identifies facilities that release toxic chemicals into the air, water, and land in reportable quantities.	Site	0
FINDS	The Facility Index System (FINDS) contains both facility information and 'pointers' to other sources of information that contain more detail.	Site	0
ERNS	The Emergency Response Notification System (ERNS) records and stores information on reported releases of oil and hazardous substances	Site	0
State			
UST	This database is maintained by the Bureau of Underground Storage Tank Regulations (BUSTR) and contains a list of underground storage tank locations	0.25	2
LUST	This database is maintained by the Bureau of Underground Storage Tank Regulations (BUSTR) and contains a list of potentially leaking underground storage tank locations	0.5	13
ARCHIVE UST	Underground storage tank records that have been removed from the Underground Storage Tank database.	0.25	0
DERR	The DERR database is an index of sites for which the Ohio EPA maintains files. It includes sites with known or suspected contamination, but a site's inclusion on the database does not necessarily mean that it is now or has ever been contaminated	1.0	19
SWF/LF	The Ohio EPA maintains an inventory of active and inactive Solid Waste Facilities/Landfill Sites within the state	0.5	0
Ohio SHWS	Sites listed on this database are the state equivalent to CERCLIS. Ohio no longer maintains its Hazardous Waste Site database which was known as the Master Sites List (MSL). A property's inclusion on this database does not necessarily mean that it is now or has ever been contaminated	N/A	N/A

VCP	This database contains sites involved in the Ohio EPA's Voluntary Action Program (VAP)	0.5	2
State or Local ASTM Supplemental			
MSL	Ohio EPA no longer maintains the MSL which was a list of sites with known or suspected contamination. A property's inclusion on this database does not necessarily mean that it is now or has ever been contaminated	1.0	0
UNREG LTANKS	A list of facilities with a suspected or confirmed release of petroleum from a non-regulated UST.	0.5	2
INST CONTROL	This database lists Sites with Engineering and/or Institutional controls.	0.5	0
USD	This database contains a listing of Urban Setting Designation sites.	0.5	0
HIST USD	This database, no longer updated or maintained by the state agency, lists historical USD sites.	0.5	0
OH Spills	The Ohio EPA maintains a list of all reported incidents, spills or releases to the environment	Site	0
Towngas	The Ohio EPA maintains a database which includes 82 facilities (circa 1895) which produced gas from coal for street lighting. The database is no longer in use.	1.0	0
EDR HISTORICAL AUTO STATIONS	An EDR proprietary record listing potential gas station/filling station/service station sites.	0.25	21
EDR HISTORICAL CLEANERS	An EDR proprietary record listing potential dry cleaner sites.	0.25	22
Indian Reservations	A listing of all Indian administered lands of the United States that have any area equal to or greater than 640 acres.	1.0	0

The following table summarizes the site-specific information provided by the database and/or gathered by this office for the identified facilities. Additional discussion for selected facilities and/or database listings may follow the summary table.

Facility Name and Location	Estimated Distance/Direction	Database Listings
Clay S Gastown Service 2489 East 79 th Street	Adjacent/ east	EDR Historical Auto Station
3C Hwy Transport Co, Cleveland/CCC Hwy Inc. 7800 Platt Ave	Adjacent/ south	RCRA-NonGen, FINDS, DERR, CERC-NFRAP

James S WM 2529 East 79 th Street	139 feet/ south	EDR Historical Cleaners
Giddens Dry Cleaners 2437 East 79 th Street	139 feet/ north	EDR Historical Cleaners
Cross Town Garage 7921 Sycamore Row	315 feet/ north	EDR Historical Auto Station
T & B Foundry Co 2469 East 71 st Street	467 feet/ west	FINDS, RCRA- NonGen
Robinson Louis 8209 Platt Ave	497 feet/ east	EDR Historical Auto Station
Accurate Cleaners 7810 Quincy Ave	510 feet/ north	EDR Historical Cleaners
Goolsby Henry 7713 Quincy Ave	511 feet/ north	EDR Historical Auto Station
Washington Booker T 7713 Quincy Ave	511 feet/ north	EDR Historical Cleaners
Wagner Rustproofing 7708 Quincy Ave	511 feet/ north	RCRA-SQG, FINDS
Nall S Garage 7607 Quincy Ave	512 feet/ north	EDR Historical Auto Station
Beaver Dry Cleaners 7601 Quincy Ave	512 feet/ north	EDR Historical Cleaners
Collins Service Station 7509 Quincy Ave	513 feet/ north	EDR Historical Auto Station
Quincy Business Park, Cleveland East 75 th Street and Quincy Ave	513 feet/ north	DERR
Quincy Service 7401 Quincy Ave	515 feet/ north	EDR Historical Auto Station
Washington Harlen Cleaners 8113 Quincy Ave	580 feet/ northeast	EDR Historical Cleaners
Former Cleveland Public Library 2390 East 79 th Street	609 feet/ north	RCRA-SQG
Unknown 7117 Quincy Ave	646 feet/ northwest	UST, LUST
Porter Walter	706 feet/ northeast	EDR Historical

8203 Quincy Ave		Cleaners
Imperial Dry Cleaning Co 2381 East 82 nd Street	770 feet/ northeast	EDR Historical Cleaners
Boutique Dry Cleaners 8225 Quincy Ave	832 feet/ northeast	EDR Historical Cleaners
Metro Cleaners 7405 Woodland Ave	839 feet/ south	EDR Historical Cleaners
Gordon Joe & Son Service Station 7500 Woodland Ave	840 feet/ south	EDR Historical Auto Station
Kreiner Louis 7502 Woodland Ave	840 feet/ south	EDR Historical Auto Station
Mac S. Auto Service 7509 Woodland Ave	840 feet/ south	EDR Historical Auto Station
Friedman Louis 7513 Woodland Ave	840 feet/ south	EDR Historical Cleaners
Ideal Sanitary Laundry Co. 7516 Woodland Ave	841 feet/ south	EDR Historical Cleaners
Bell Tone Dry Cleaners 7520 Woodland Ave	841 feet/ south	EDR Historical Cleaners
Cut Rate Gas Station 7709 Woodland Ave	842 feet/ south	EDR Historical Auto Station
Marvel Gasoline & Oil Co 7605 Woodland Ave	842 feet/ south	EDR Historical Auto Station
Former BP #04020/Standard Oil Station 7901 Woodland Ave	842 feet/ south	EDR Historical Auto Station, LUST
Ferraro Jos 7903 Woodland Ave	842 feet/ south	EDR Historical Cleaners
Garage Rear Auto 7921 Woodland Ave	843 feet/ south	EDR Historical Auto Station
Glenn Willis 8007 Woodland Ave	845 feet/ south	EDR Historical Cleaners
Henry's Hat Cleaning 8227 Quincy Ave	846 feet/ northeast	EDR Historical Cleaners

Dixon's Garage 8023 Woodland Ave	847 feet/ south	EDR Historical Auto Station
Johnson Hi-speed Service 8025 Woodland Ave	848 feet/ south	EDR Historical Auto Station
Ed's East Side Auto Service Rear 2419 East 83 rd Street	885 feet/ northeast	EDR Historical Auto Station
Cash & Carry Cleaners 8233 Woodland Ave	1020 feet/ southeast	EDR Historical Cleaners
Miller Frank 8306 Quincy Ave	1030 feet/ northeast	EDR Historical Cleaners
Bynum's Thrifty Laundry 8308 Quincy Ave	1041 feet/ northeast	EDR Historical Cleaners
Cody Sinclair Service Station 7020 Woodland Ave	1151 feet/ southwest	EDR Historical Auto Station
Atlas Metals Former 2651 East 75 th Street	1190 feet/ south	DERR
Rawis Laundry & Dry Cleaning 2333 East 77 th Street	1206 feet/ north	EDR Historical Cleaners
McKinley Edith Mrs 8310 Woodland Ave	1218 feet/ southeast	EDR Historical Auto Station
Johnnie Mobil Gas Service Sta. 8311 Woodland Ave	1221 feet/ southeast	EDR Historical Auto Station
Jim's Woodland Service 8315 Woodland Ave	1237 feet/ southeast	UST, LUST
Harris Garage 2415 East 84 th Street	1242 feet/ northeast	EDR Historical Auto Station
Johnnie's Cleaners 8321 Woodland Ave	1262 feet/ southeast	EDR Historical Cleaners
Marhee Cleaners 8401 Quincy Ave	1292 feet/ northeast	EDR Historical Cleaners
Interior Steel Equip. Co. 2352 East 69 th Street	1377 feet/ northwest	UST, LUST
Norfolk Western Railway 2690 East 75 th street	1383 feet/ south	UNREG LTANKS
Fairfax Elderly Homes LP	1554 feet/ north	DERR, VCP

7920-8118 Central Ave and 2300-12 East 82 nd Street		
Fairfax Central Ave Development East 82 nd Street and Central Ave	1729 feet/ north	LUST
BP Oil 8714 Quincy Ave	1894 feet/ northeast	LUST
CWC Industries, Inc. 2686 Lisbon Road	1947 feet/ southeast	LUST, SPILLS
Gardner Contracting Co. 2662 East 79 th Street	2034 feet/ southwest	LUST
DLH Plating LLC 2801 Grand Ave	2274 feet/ southeast	RCRA-LQG, TRIS, RCRA-TSDF
Advance Barrel & Drum 6830 Beaver Ave	2330 feet/ southwest	FINDS, DERR, CERC-NFRAP, RCRA-NonGen
BP Site # 04487 8902 Quincy Ave	2334 feet/ northeast	LUST
Lamotite Inc. 2209 East 79 th Street	2350 feet/ north	UNREG LTANKS
Orlando Baking Co. 7777 Grand Ave	2370 feet/ south	LUST
N & W Metal Finishing Inc. 2800 Grand Ave and Tennyson	2445 feet/ southeast	FINDS, LUST, RCRA-NonGen
Clarkwood Junkyard 2224-2318 Clarkwood Road	2550 feet/ northwest	VCP, DERR
Buckeye Marathon 8805 Buckeye Road	2607 feet/ southeast	UST, LUST
Aidman Properties, Cleveland 6201 Scovill Ave and 2428 East 63 rd Street	2622 feet/ west	LUST, DERR
Chocolate Factory, Cleveland 2255 East 68 th Street	2644 feet/ northwest	DERR, VCP
Cuyahoga Co. Youth Inter. Ctr. 9300 Quincy Ave	3080 feet/ east	DERR, VCP, NPDES
Gray L Barrel & Drum Co. 2910 East 79 th Street	3207 feet/ southeast	FINDS, DERR, CERC-NFRAP,

		RCRA-NonGen
Mowery Metal, Cleveland 6950 Kinsman Road	3661 feet/ southwest	DERR
Horizons Inc, Cleveland 2909 East 79 th Street	3666 feet/ south	DERR
Huth Oil Service 2891 East 83 rd Street	3824 feet/ southeast	CERCLIS, FINDS, DERR, RCRA- NonGen, MANIFEST
Diamond Hard Chrome Inc. 6110 Grand Ave	4044 feet/ southwest	RCRA-SQG, FINDS, CORRACTS, RCRA- TSDF
Church Square Property USD 7909-8101 Euclid Ave	4308 feet/ north	DERR
City Barrel & Drum 2881 East 91 st Street	4340 feet/ southeast	RCRA-SQG, FINDS, DERR, CERC-NFRAP
Baker Electric Bldg 7100 Euclid Ave	4447 feet/ north	DERR
Ashland Chemical Company 2945 East 83 rd Street	4524 feet/ southeast	FINDS, RCRA-TSDF, CORRACTS, CERC- NFRAP, MANIFEST, DERR, RCRA- NonGen
Harry Rock & Cleveland Land Development 4940 Woodland Ave	4790 feet/ southwest	DERR
Warner & Swasey Co. 5701 Carnegie Ave	5033 feet/ northwest	FINDS, DERR, CORRACTS, CERC- NFRAP, Archive UST, RCRA-NonGen

CERC-NFRAP Sites

The No Further Remedial Action Plan (NFRAP) list contains information pertaining to sites which have been removed from the Federal EPA's CERCLIS database. NFRAP sites may be sites where following an initial investigation, no contamination was found,

contamination was removed quickly without the need for the site to be placed on the NPL, or the contamination was not serious enough to require Federal Superfund action or NPL consideration. One (1) CERC-NFRAP site was identified within 1,000 feet of the subject property. Located adjacently south of the subject property, no specific information regarding the listing was given. Therefore, due to lack of information and close proximity to the subject property, this facility has a potential to adversely impact the subject property.

DERR Sites

The DERR database is an index of sites for which Ohio EPA maintains files. It includes sites with known or suspected contamination, but a site's inclusion in the database does not mean that it is now or has ever been contaminated. Two (2) DERR sites were identified within 1,000 feet of the subject property. One of the sites, 3C Hwy Transport Company, is located adjacently south of the subject property. No specific information is given regarding the listing. Therefore, due to lack of information and close proximity to the subject property, this facility has a potential to adversely impact the subject property. Based on direction from the subject property and expected groundwater flow, the remaining listing is not expected to negatively impact the subject property.

LUST Sites

The Bureau of Underground Storage Tank Regulations (BUSTR) Ohio Department of Commerce provides a list containing an inventory of reported Leaking Underground Storage Tank (LUST) incidents within the State of Ohio. Review of the EDR report identified two (2) LUST listings within 1,000 feet of the subject property. The EDR report states that a No Further Action (NFA) letter has been issued for one (1) of the listed properties. A NFA letter is awarded by the regulatory agency when potential contamination has been remediated under current standards. Due to the NFA status, this site is not anticipated to adversely impact the subject property. The remaining site has an

active release status. However, due to direction from the subject property and expected groundwater flow, this site is not expected to negatively impact the subject property.

UST Sites

The Bureau of Underground Storage Tank Regulations (BUSTR), Ohio Department of Commerce provides a list of registered USTs located within the State of Ohio. In addition, the UST database is a listing of all facilities that are required to register their USTs for tracking purposes and are not necessarily sites with reported contamination incidents. One (1) UST site that was also identified on the LUST database was identified within 1,000 feet of the subject property. The database indicated that two (2) USTs were removed from the facility in 2002. The LUST database indicated that in 2002, a release was reported from a regulated UST. Although the release maintains an active status, this facility is not expected to impact the subject property based on direction from the subject property and expected groundwater flow.

RCRA-SQG Facilities

A RCRA-SQG is defined as a facility which has produced or is currently producing less than 1,000 kilograms per month of hazardous waste. The RCRA database is a listing of all facilities that are required to register their hazardous waste activity for tracking purposes and are not necessarily sites with reported violations. Two (2) RCRA-SQG sites were identified within 1,000 feet of the subject property. No RCRA violations are on file for these facilities. Due to the absence of reported violations, direction from the subject property and expected groundwater flow, these facilities are not expected to adversely impact the environmental integrity of the subject property.

RCRA-NONGEN Facilities

Non-Generators do not presently generate hazardous waste. The RCRA database is a listing of all facilities that are required to register their hazardous waste activity for tracking purposes and are not necessarily sites with reported violations. Two (2) RCRA sites were identified within 1,000 feet of the subject property. No RCRA violations are on file for these facilities. Due to the absence of reported violations, these listings are not expected to impact the subject property.

FINDS Sites

The Facility Index System/Facility Registry System contains both facility information and pointers to other sources that contain more detail. Three (3) FINDS sites were identified within 1,000 feet of the subject property. No environmental concerns were identified regarding these listings. Therefore, these sites are not anticipated to adversely impact the subject property.

EDR Historical Cleaners

EDR searched national business directories and compiled a listing of potential dry cleaning sites. Sixteen (16) historical dry cleaning sites were identified within 1,000 feet of the subject property. Ranging in years from 1935 to 1974, these sites were listed as clothes pressers, cleaners and repairers. Based on proximity from the subject property these historical cleaners have a potential to impact the subject property.

EDR Historical Auto Station

EDR searched national business directories and compiled a listing of potential gas/service station sites. Seventeen (17) historical auto stations sites were identified within 1,000 feet of the subject property. Ranging in years from the 1935 to 1974, these sites were

listed as gasoline and oil service stations and/or automobile repair stations. Clay's Gastown Service is located adjacently east of the subject property. Therefore, due to expected groundwater flow and close proximity to the subject property, this site has a potential to adversely impact the subject property. Based on the direction from the subject property and expected groundwater flow, the remaining sites are not anticipated to adversely impact the environmental integrity of the subject property.

The additional cases listed in the regulatory databases are located greater than 1,000 feet from the subject property. Therefore, these sites are not believed to have adversely impacted the subject property. In addition to the mapped sites, PANDEY also reviewed the 31 orphan properties (properties with insufficient address information for them to be plotted on a map). The subject property is included in the orphan properties as a SPILLS site. The SPILLS database indicates that in 1994, the subject reported a release of an unreported substance in an equipment room. See section 2.4 for additional information. Based on distance from the subject property or regulatory status, none of the remaining orphan properties are anticipated to have adversely impacted the subject property.

2.3 FREEDOM OF INFORMATION ACT (FOIA) REQUESTS

A diligent inquiry of federal, state and local regulatory agencies concerning current and past environmental compliance histories of the subject property was performed. The agencies contacted, and their responses, are summarized below. If additional responses are received following the date of this report, any environmentally significant information which impacts the report's findings will be forwarded to the client. Appendix D contains copies of these requests and any responses that were received.

State Requests

Ohio EPA Northeast District Office (NEDO)

A Freedom of Information Act (FOIA) request was made via certified mail to the Ohio EPA-NEDO on August 26, 2009. This request focused on information pertaining to potential releases of hazardous substances and/or petroleum within the study area. On September 25, 2009, a response was received from Ms. Lily Aaron. Ms. Aaron stated that the NEDO has no records on the subject property.

Ohio EPA Central Office

A FOIA request was made via facsimile to the Ohio EPA Central Office on August 25, 2009. This request focused on information pertaining to potential releases of hazardous substances and/or petroleum within the study area. At the time of issuance of this report, no response has been received.

Bureau of Underground Storage Tank Regulation (BUSTR)

On August 25, 2009, PANDEY faxed a FOIA request to Ms. Nancy Caldwell at the Bureau of Underground Storage Tank Regulations requesting information that may pertain to leaking or registered USTs within the study area. On August 27, 2009, a response was received by fax from Ms. Caldwell stating that no records were found.

Ohio Department of Natural Resources (ODNR)

A FOIA request was made via facsimile to the Ohio Department of Natural Resources on August 25, 2009. This request focused on information pertaining to potential releases of hazardous substance and/or petroleum within the study area. On September 11, 2009, a letter was received from Ms. Kimberly Dobbins. Ms. Dobbins indicated that the

ODNR's Division of Mineral Resources Management does not keep records on hazardous substances and/or petroleum products.

Local Government Requests

Cleveland Department of Public Health

A FOIA request was made via facsimile to the Cleveland Department of Public Health on August 25, 2009. This request focused on information pertaining to potential releases of hazardous substance and/or petroleum within the study area. On September 2, 2009, a letter was received from Ms. Rita Wilson, Public Records Administrator for the Cleveland Department of Public Health. Ms. Wilson stated that no records pertinent to PANDEY's request were found.

Cleveland Division of Water Pollution Control

A FOIA request was made via facsimile to the Cleveland Division of Water Pollution Control on August 25, 2009. This request focused on information pertaining to potential releases of hazardous substances and/or petroleum within the study area. At the time of issuance of this report, no response has been received.

Cleveland Division of Fire

A FOIA request was made via facsimile to the Cleveland Division of Fire on August 25, 2009. This request focused on information pertaining to potential releases of hazardous substances and/or petroleum within the study area. On September 1, 2009, PANDEY received a phone call from Pam with the Cleveland Fire Prevention Bureau. Pam stated that no records were on file for the subject property address.

Cuyahoga County Local Emergency Planning Committee (LEPC)

A FOIA request was made via facsimile to the LEPC on August 25, 2009. This request focused on information pertaining to potential releases of hazardous substances and/or petroleum within the study area. On August 25, 2009, PANDEY received a phone call from Bill Belardo. Mr. Belardo stated that no spill or chemical records were identified on file.

2.4 PREVIOUS ENVIRONMENTAL STUDIES

PANDEY was provided with a copy of the Executive Summary Report of a previous Phase I Environmental Site Assessment conducted by Haley & Aldrich and dated 2006. Pertinent information identified in that report is as follows:

- At the time of the previous assessment, the subject property contained the current improvements.
- The subject property was developed for residential, commercial and industrial purposes in the 1800s. The property was mostly used for industrial purposes until the 1970s when the current building was developed for use by the Metro Health Clement Center.
- No evidence of storage tanks (above or belowground) was identified. An unknown pipe was observed between the parking area and access road. The pipe did not appear to be associated with a UST, but the purpose/use was not identified.
- The review of the regulatory agency data available for the subject property and the surround area indicated that the subject property was identified on the FINDS and SPILLS databases. The SPILLS database indicated that the subject property reported a release of cyclopropane in 1984 and a diesel fuel spill in an equipment room in 1994. No additional information concerning these spills was made available to Haley & Aldrich during their site reconnaissance. It was Haley & Aldrich's opinion that the spills represented a *de minimus* condition due to the fact that no files exist for the subject property with the Ohio EPA. The adjacent

property to the south, located at 7800 Platt Ave, was identified on the CERC-NFRAP database. Haley & Aldrich identified this site as a potential environmental concern due to the fact that it is located topographically upgradient relative to the subject property and that the extent of contamination is unknown.

- Laboratory analysis of non-friable black floor mastic was found to contain asbestos. Asphalt roofing materials were assumed to contain asbestos.
- Hazardous substances in the form of routine janitorial supplies, maintenance chemicals (refrigerant) and small quantities of acids, bases and other corrosives in association with the former medical laboratories were observed. No evidence of leakage or significant areas of staining were identified.
- Fluorescent lighting, potentially containing PCBs, were observed throughout the on-site building.
- Two Recognized Environmental Conditions (RECs) were identified. Firstly, the subject property has historically been used for industrial purposes. Haley & Aldrich could not determine the full extent of industrial activities conducted at the subject property. Based on the lack of information regarding industrial activities and waste disposal practices, Haley & Aldrich stated that the potential exists for the subject property to have been significantly impacted by petroleum products and hazardous materials. Secondly, the south adjoining property has a potential to impact the subject property due to the fact that it is located topographically upgradient relative to the subject property and the extent of contamination is unknown.
- Haley & Aldrich recommended that a subsurface investigation and laboratory analysis be conducted at the subject property to further assess the potential impact to the subject property.

3.0 SITE RECONNAISSANCE

A visual site inspection of the subject property was conducted by Ms. Sally Betz, Environmental Scientist for PANDEY, on October 6, 2009. Mr. John Myers, Real Estate Manager for the Cuyahoga County Department of Central Services, and Mr. Bart Leneghan, Deputy Director of the Cuyahoga County Department of Central Services, accompanied PANDEY during the site inspection. The purpose of this site inspection was to visually ascertain the risk or likelihood of environmental contamination at the site. The site reconnaissance also included visual observations to evaluate whether Underground Storage Tanks (USTs), Aboveground Storage Tanks (ASTs) and transformers containing Polychlorinated Biphenyls (PCBs) exist on the subject property. The following is a summary of observations made during the site inspection as well as information gathered through interviews with those familiar with the site.

The subject property consists of approximately 6.6 acres of land with one building located on the east portion of the subject property. An associated parking lot is located west of the building. The property is currently vacant and is used for storage by the Cuyahoga County Board of Commissioners.

The on-site building is two-stories and contains approximately 50,000 square feet. All windows and doors were boarded up preventing entry except for a single, locked door located on the southwest side of the on-site building. It should be noted that the on-site building had no power or electricity. Although flashlights were used, many areas were poorly visible. The ground floor consisted of hallways and numerous rooms that were formerly used as offices, waiting rooms and exam rooms. The upper floor predominately consisted of administrative offices.

Although formerly used as a healthcare facility, no laboratory equipment, chemicals/solvents, medicines, medical waste, etc were observed. However, multiple rooms are being utilized for storage by the Cuyahoga County Board of Commissioners. Maintenance supplies such as paints, spackle and flooring materials were being stored in

a room located on the ground floor. No additional hazardous materials were observed during the site inspection.

Numerous areas of suspect mold were observed throughout the on-site building. The observed damage is likely the result of high humidity and poor ventilation.

Nuisance trash and debris in the form of nonhazardous materials were observed scattered throughout the on-site building. No hazardous or medical waste was observed. Mr. Myers indicated that the subject property was broken into approximately two (2) weeks ago. The observed trash and debris could be the result of the burglars vandalizing the property.

Visual observations for manways, vent pipes, fill connections, concrete pads and saw cuts in paved areas did not identify any surface connections or disturbances that would indicate the potential location for an underground storage tank (UST) installation at the subject property. The manways and surface caps observed were for site service (i.e. domestic water, storm water and sanitary sewer system). No aboveground storage tanks (ASTs) were observed at the subject property.

No evidence of distressed vegetation, staining or surface migration of petroleum releases or hazardous materials onto or off the subject property was observed.

Visual observations did not identify any surface water features including lagoons, ponds or other bodies of water at the subject property. No evidence of on-site surface impoundment facilities, pits, quarries, dry wells or dumping of apparent hazardous substances was found at the subject property.

Parking facilities consist of surface level asphalt pavement areas. The asphalt is in poor condition with numerous cracks and scattered vegetation poking through the cracks. Minor oil discharges were observed on the parking areas; however, the discharges are

incidental in nature and corrective action is neither practical nor warranted.

The subject property is bordered to the north by Stanton Ave and vacant land. The property is bordered to the east by East 79th street beyond which is an auto repair shop. Platt Ave and a transportation company are located south of the subject property. The subject property is bordered to the west by railroad tracks, beyond which is a vacant industrial property.

Site Photographs are included in Appendix A of this report.

3.1 INTERVIEWS

PANDEY met with Mr. John Myers, Real Estate Manager for Cuyahoga County Department of Central Services, who was cooperative and provided information regarding the history and operations conducted at the subject property. Mr. Myers indicated that he has been associated with the subject property for the past two (2) years. Mr. Myers stated that the subject property was constructed in the mid 1970s as the Metro Health Center, a county owned neighborhood clinic. Two (2) years ago the clinic vacated the subject property and the on-site building has stood vacant ever since. Currently, the on-site building is used for storage by the Cuyahoga County Board of Commissioners. Mr. Myers indicated that approximately two (2) weeks ago, the on-site building was broken into. The vandals' stripped copper, cut the electrical and power and vandalized the property. To his knowledge, no underground storage tanks are located at the subject property. Referencing a possible asbestos report, he stated that very little asbestos containing materials are in use at the subject property. PANDEY was not provided with a copy of an asbestos report. No addition information was obtained through discussions with Mr. Myers.

PANDEY also met with Mr. Bart Leneghan, Deputy Director for Cuyahoga County Department of Central Services, who was cooperative and provided information regarding the history and operations conducted at the subject property. Mr. Leneghan

indicated that he has been associated with the subject property since the Metro Clement Center vacated the property two (2) years. No environmentally significant information, which was not already identified through PANDEY's conversation with Mr. Myers, was identified through discussions with Mr. Leneghan.

4.0 FINDINGS

PANDEY has performed a Phase I ESA in conformance with the scope and limitations of ASTM Standard E1527-05 for the property located at 2466 East 79th Street, Cleveland, Ohio 44104. Any exceptions to, or deletions from, this practice are described in the appropriate sections of this report. This assessment has revealed no evidence of *current* or *historical* recognized environmental conditions in connection with the subject property with the exception of the following:

1. The subject property has historically been used for industrial purposes. The full extent of industrial activities including the handling and disposal method of chemicals and waste products is not known. However, metal plating, machining, casting, metal fabrication, japanning, coke processing, soldering, painting, pressing and drum storage are industrial activities that are known to have occurred at the subject property. Additionally, a potential dry cleaning facility was historically located on the eastern portion of the subject property. As such, this area should be investigated to determine associated impacts to the subject property. Chemicals of concern include Volatile Organic Compounds (VOCs), Semi Volatile Organic Compounds (SVOCs), Total Petroleum Hydrocarbon (TPH), PCBs and metals.
2. Possible impact to the subject property from the following off-site properties:
 - A. Clay's Gastown Service is located adjacently east of the subject property. Given the expected groundwater flow and the distance from the subject property, this site has a potential to impact the subject property. Further detail on this site can be found in section 2.2 of this report. Chemicals of concern include benzene, toluene, ethylbenzene, and xylenes (BTEX), Methyl tert-butyl ether (MTBE), and polycyclic aromatic hydrocarbons (PAHs), PCBs and metals.
 - B. 3C Hwy Transport Company is listed in the regulatory database as a DERR and CERC-NFRAP site. Located adjacently south and

topographically upgradient relative to the subject property, this facility has a potential to impact the subject property. Further detail on this site can be found in section 2.2 of this report. Chemicals of concern include benzene, toluene, ethylbenzene, and xylenes (BTEX), Methyl tert-butyl ether (MTBE), and polycyclic aromatic hydrocarbons (PAHs), PCBs and metals.

- C. Historical dry cleaning facilities in close proximity of the subject property have a potential to impact the subject property. Further detail on these facilities can be found in section 2.2 of this report. Chemicals of concern include Volatile Organic Compounds (VOCs).

The above findings are presumed to be valid for a period of 180 days from the date of issuance of this Phase I ESA. After this time, the Phase I ESA should be updated, or a new Phase I ESA should be performed.

4.1 RECOMMENDATIONS

A Phase I Property Assessment following the specific guidance of the ASTM Standard E1527-05 rules has been conducted at the subject property located at 2466 East 79th Street, Cleveland, Ohio 44104. The Phase I Property Assessment included a site reconnaissance, a review of site history, a review of selected local, state, and federal regulatory records, interview with site personnel and agencies familiar with the site, and review of available previous environmental investigation documents.

On the basis of the observations made and the information reviewed during the course of this Phase I Property Assessment, it is PANDEY's opinion that a Phase II Property Assessment should be conducted for the subject property to investigate impacts to soil and/or groundwater from the releases of hazardous substances and/or petroleum. Sufficient information exists to suspect an impact to site soils and groundwater from historical releases. However, these releases should be quantified in terms of level and extent of contamination before recommendations for future actions can be developed.

4.2 LIMITATIONS

PANDEY Environmental, LLC has performed a Phase I Environmental Site Assessment in conformance with the scope and limitations of ASTM Standard E1527-05 for the subject property located at 2466 East 79th Street, Cleveland, Ohio 44104. The subject property has been examined based on the best engineering judgment and current Phase I evaluation methods. This does not mean an exhaustive search was performed; the cost of information, or the time required to gather it, may outweigh its usefulness. The evaluations, assessments, and conclusions stated in this report represent judgment and/or opinions which are based solely upon visual and analytical observations made during the site reconnaissance and public records search. Deviations, if any, from the ASTM Standard E1527-05 were listed at the appropriate locations within the report.

The purpose of this investigation was to identify environmental hazards that may already exist at the subject property, or for which a material threat of a release is present. The information in this report is true to the best of our knowledge. Some of the information contained in this report was obtained by PANDEY from other persons/agencies. PANDEY assumes no responsibility for the accuracy or completeness of information generated by other agencies.

In the event that any conditions differing from those found in this report are encountered at a later time, PANDEY will supplement and correct the Phase I report, and request the right to review such differences and modify the assessments and conclusions given herein. Any reuse of the information, assessments, or conclusions contained herein by parties other than those specified in the introduction (Section 1.0) to this report, without prior written authorization, shall be at the sole risk and liability of the party undertaking the reuse of the information. No other warranty, expressed or implied, is given by PANDEY.

4.2.1 DATA GAPS

A discussion of nonresponsive government agencies and the potential existence of a previous Phase I ESA are provided in appropriate sections of this report.

A key assumption in identifying *current* or *historical* recognized environmental conditions is that groundwater is expected to flow west, towards the Cuyahoga River. However, variations could be expected locally and at varying depths changing potential environmental concerns at the subject property.

At this time, no other data gaps pertinent to the potential presence or absence of RECs have been identified for the subject property.

SIGNATURE PAGE

Respectfully Submitted,

PANDEY Environmental, LLC

Prepared By:

"I declare that, to the best of my professional knowledge and belief, I meet the definition of Environmental Professional as defined in 40 CFR 312.10. I have the specific qualifications based on education, training, and experience to assess a property of the nature, history, and setting of the subject property. I have developed and performed the all appropriate inquiries in conformance with the standards and practices set forth in 40 CFR Part 312".

Sally Betz, Environmental Scientist

Date

Reviewed By:

Atul Pandey, P.E., President

Date

Type of Report: ASTM E1527-05 Phase I ESA
Address: 2466 East 79th Street, Cleveland, Ohio 44104
Date: October 12, 2009